

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 15 November 2010, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jim Russell, who led the assembly in the Pledge of Allegiance.

15 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Steve Smith, Jim Russell, Jack Wood, Eileen Delaney, Jackie Heyneman, Michele Bain, Roy Moosa, Harry Christiansen, Paul Schaden, John Crouch and Donna Gebhart.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Mr. Wood informed the Group that he had attended a Department of Planning and Land Use meeting on proposed equestrian use restrictions. He informed the group of the restrictions on different sizes of parcels and the further requirement of minor and major use permits when specified limits are reached.

2. Approval of the minutes for the meetings of 18 October 2010. Voting item.

Ms. Heyneman moved to approve the minutes as submitted. The motion was approved unanimously.

3. Should the Planning Group request the County Traffic Advisory Committee to evaluate the intersection of East Mission Road and Santa Margarita for a traffic light? **Circulation Committee.** Community input. Voting item.

Ms. Burdick introduced the item informing the committee that the Department of Public Works Staff had reviewed historic traffic data but had not found a major problem with the intersection that warranted an updated study. Staff had advised Ms. Burdick that if the Planning Group were to appeal the review, DPW would re-consider doing an updated Traffic Study.

Mr. Keith Lewinger of Fallbrook Public Utility District presented a number of accident photos at the intersection. He also testified to repairs FPUD had made to their property over the years due to accidents at the intersection. He expressed great concern for pedestrian traffic along East Mission and felt that without a guard rail it was just a matter of time until there was going to be a serious pedestrian-related accident.

After further discussion, Ms. Burdick motioned to appeal DPW's decision and request a new traffic study of the intersection with a focus on the pedestrian traffic and possible guard rail to protect pedestrians. The motion passed unanimously.

4. SPA03-008/TPM5338RPL4/GPA03-04/SP03-004/R03-014. Campus Park Project. Proposed Specific Plan Amendment with a proposed Tentative Map, a proposed General Plan Amendment and a proposed Rezone for the development located north of SR-76 and east of I-15. This request proposes 521 Single Family Dwelling Units on 113.5 acres and 230 Multi-Family Dwelling Units on 137.8 acres, 157,000 s.f. of Office Professional on 11.5 acres, 61,200 s.f. of commercial on 8.1 acres, 5.6 acres of (HOA) Parks plus an 8.5 acre active sports park, 196.2 acres of Open Space Preserve and 20.8 acres of open space. Owner/ applicant PASSERELLE LLC 619 696-7355. Contact person David S. Davis 619-696-7355, WinWood-davis@msn.com and Chris Brown, 760-809-7455, alchemyb@cox.net. Project was continued at the 17 Nov 2003 FCPG meeting, withdrawn at the 18 Dec 2006 FCPG meeting and denied at the 17 November 2008 FCPG meeting and the DEIR was commented on at the 19 October 2009 FCPG meeting. County planner Dennis Campbell, 858-505-8380, Dennis.Campbell@sdcounty.ca.gov. **Land Use,**

Circulation, Public Facilities, Design Review, and Parks & Recreation Committees.

Community input. Voting item.

Mr. Chris Brown and Mr. Dave Davis introduced the project, going through the major changes the project had evolved through the years. They highlighted the modifications that the project designers had made to address comments from the Planning Group. Ms. Burdick asked about the three specific road issues that the Circulation Committee had mentioned in October and Mr. Brown stated they had looked at those areas again but felt that the proposed improvements were well within the County requirements (no changes had been made in those areas).

Mr. Wood reported that the Land Use Committee had reviewed the project and they had concerns with the lot size being under the 6000 Square Foot minimum of the Fallbrook Community Plan. Also slope of up to 65 feet were in opposition to the Community Plan. The Committee had denied the project.

Ms. Burdick stated that the Circulation Committee had reviewed the project and due to inadequate mapping available had held a special meeting to focus on committee members' concerns with traffic and parking within the project. The Committee had denied the project and wanted all the specific concerns included in the motion. The motion passed unanimously.

Mr. Sid Morel narrated a power point presentation detailing several of the maps of the multi-family housing area.

Ms. Delaney reported that the Design Review Committee had reviewed the project and felt that several of the current proposed modifications addressed many of their concerns and had voted to approve the project.

Ms. Heyneman reported that the Parks and Recreation Committee had reviewed the project and were very satisfied with the recreational aspect of the development and voted to approve the project.

Members of the public spoke in favor of requiring an elementary school and concern over water availability.

Mr. Russell stated that he had a concern with bussing the children from this development to downtown schools. He also stated that even if this development were considered a new town center the minimum lot sizes under the Fallbrook Community Plan would only allow 6000 square foot lots. Also he felt that a 65 foot slope was a gross violation of the Community Plan. He further argued that the Planning Group had been voted into office to uphold the Fallbrook Community Plan.

After lengthy discussion, Mr. Moosa motioned to deny the project until all the concerns of the Group, the Land Use Committee, the Circulation Committee, and the Public Facilities Committee are addressed. (Committee Motions and Comments are attached). The motion passed 14 in favor, 1 opposed (Ms. Delaney).

5. Discussion on a request from the Department of Planning and Land Use to confirm the Planning Groups position on the New General and Community Plan. Community input. Voting item

Mr. Russell introduced the request and went over the letter from DPLU (Mr. Muto dated November 3, 2010) with their interpretation of the Fallbrook Planning Group's positions on the General Plan update. After limited discussion Mr. Wood moved to approve DPLU's interpretation of the Fallbrook Planning Group's positions. The motion was approved unanimously.

6. Appoint Barbara Hayden as a Parks and Recreation non-elected committee member. Her address is 2477 N. Stage Coach Lane, Fallbrook CA Phone is (760) 451-0864. Community input. Voting item.

Mr. Russell motioned that Ms. Haydon be appointed to the Parks and Recreation Committee. The motion was approved unanimously.

The meeting was adjourned at 8:43 pm.

Tom Harrington, secretary.